

TOWN HIGHWAY GARAGE										
Site/Tax ID	Acreage	Topography	Centrality	Road Access	Electric Service	Aesthetic Factors	Local Impact	Total	Price	Comments
Tim Cole, Iron Will Farm/796926	24.5	4	4	5	5	5	5	28	\$1 Million	Large wooded & wet area toward direction of school. Located near south end of town. Building in excellent and useable shape with alterations. Electricity already set up as triple phase with both on grid or off grid (generator) potential. Space at 27,000 may be more than required.
Sam Kaplan/732527	12+/-	5	5	4	5	5	4	28		Site has potential to be easily graded into suitable surface for garage with ready access to Route 22. Although there are some neighbors initial assessment is that this would not be a severely limiting factor. Facility would be hid from most neighbors by tree lines. Site distance to the north is marginal. PROPERTY TAKEN OUT OF CONSIDERATION BY OWNER.
Thomsen & Graham/951020	5	3	5	5	5	3	1	22		Wet area to south of property requiring a sizable amount of fill to make useable. Possible water runoff problems from steep side hills on west side of property. Cement block building does not appear to be in useable condition and must be demolished. In general a large cleanup of the area would be necessary before purchase as there are still old tires and junk vehicles. There are obvious and potential environmental problems. Spots can be seen where oil has been dumped on ground. Noise would be an issue to surrounding area.
Quinmill/790170	9.9 (3.3)	2	3	5	5	5	5	25	\$900K+	Of the 9.9 acres only about 3.5 acres appear to be useable. It is located on CT border which may have a negative affect on centrality. Planning Board restrictions on the use of salt may have a negative impact on salt use and storage on property.
Williams/572434	5.03	4	4	5	5	2	1	21		The site is relatively flat and dry with the exception of the very rear (East end) of the site. Triple phase electricity might be a problem. There are neighbors in close proximity on three sides which may cause problems. Site distance to south somewhat limited posing possible hazard.
Arnoff/173354	12.5	2	5	5	5	4	4	25		Although there are entrances off Rte. 22, the major problem appears to be water issues affecting a large part of the lot making it costly to develop. It is on or near Village aquafer. While it is situated well for a highway garage, the property might be of higher use as commercial property.
Huntington & Kildare/556143	27	4.5 (slight slope)	5	3	5	5	4	24.5	\$1.8 to \$2 Million for 27 acres	There is a gentle rise in elevation which could be leveled with some grading of the area. Electrical service might have to be brought in from a greater distance then some of the other sites and there are some neighbors but overall a very useable site well suited for additional development. Unused barn on property must be removed before purchase. Additional garage buildings included but in tough shape and may need to be taken down.

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Kotas/880930	10+/-	5	5	5	5	5	4.5	29.5	\$350,000	The overall site is excellent from the viewpoint of topography, centrality and road access. Power lines running through the property would need to be moved depending on location of the garage. Neighbors should not be a problem.
McEnroe/670824	9.88	3	2	2	4	5	3	19		Access is a long right of way located in Connecticut. It is not centrally located and its close proximity to a housing project could be problematic.
Kimball/738177	16.26									Property was deemed unsuitable due to its location so near to wetlands and coverage with the 100 year flood plain. With the addition of a 100' buffer, there is virtually no area to build.
Lear/562373	8.5	2	2	2	5	4	2	17		The property has very limited flat area to build on. Its remote location and lack of good road access make this site difficult to use.
Durst/670829	10+/-	5	5	5	5	5	5	30		The site rates excellent based on topography, centrality, road access and site distance. There are no close neighbors to be disturbed. The only visible concern is the overhead high tension lines running through the property and what restriction there might be in the use of the land close to or under them. (OWNER NOT INTERESTED IN SELLING OR DONATING PROPERTY AT THIS TIME.)
Johnson/232519 & 256523	3.3 + 1.1	5	5	2	4	5	4	25		The Town would be interested in Lot #256523 which presents a flat surface for building. Access would have to be off Stone Ave. which might meet with local opposition. Would consider purchase of other parcel. Owner originally contacted Town about parcel but there has been no response to subsequent calls.
McGrath	023312-5.53; 049334-1.55; 085330-5.4; 087312-2.1; 102292-.27; Total-14.85	1	4	1	3	5	3	17		The site is steep side hill unsuitable for buiding. Road access is via Reservoir Road, a narrow road with existing residences making truck traffic a possible opposition focal point. Any attempted access from behind the playground would be difficult because of the steep grade and safety concerns for the children.

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Dutchess County Diesel/980713	2.79	5	5	5	5	5	4	29	\$990,000	10,000+/- sq. ft. garage is well suited to the highway garage needs. Room for offices, breakroom, shower, etc., would need to be added. Parking lot needs paving but otherwise nearly move in ready. Property may need lot line adjustment.